Alberta
DEPARTMENT OF HOUSING

Innovative Housing Grants Program

CLUSTER IN-FILL CONCEPT

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Introduction

This research study introduces an affordable housing alternative that conforms to the higher density demands of the in-fill market but is designed to preserve, enhance and protect the family living environment. The individual housing units are planned around a common vehicle access and parking system, with shared play areas. The units are spacially arranged in a form that intensifies the role of associated private open spaces.

Traditional In-fill Designs

The research was carried out in three phases.
Phase I reviewed existing examples of in-fill housing in Calgary as well as elsewhere and developed a short list of advantages and disadvantages. It compared servicing and land-use zoning requirements, legal ownership issues, costs, servicing and affordability.

Phase II investigated the range of in-fill housing options available on three 50' x 120' lots, including single family housing, narrow lot housing, duplex, townhouse and cluster concepts. The phase concluded with a comparative examination of three specific alternatives.

An Alternative Approach

Phase III presented the cluster in-fill concept which achieves a density of 18 units per acre while maintaining a single family character. A detailed design was developed to demonstrate the social and economic benefits which may be achievable by using this innovative housing alternative.

Copies of this report are available from Alberta Department of Housing, Innovative Housing Grants Program, 4th Floor, 10050 - 112 Street, Edmonton, Alberta T5K 2J1 (403/427-8150). Please refer to the order number shown in box at right, when requesting copies of completed reports.

Order No.: 8112222
IID
Completed: Oct., 1983
ISBN: 0-88654-019-4
Report: 50 Pages

Conclusions

- The Cluster In-Fill Concept capitalizes on cost benefits generally available only through duplex and row housing while retaining a single family character.
- It appears to penetrate the affordability threshold in the infill context and could satisfy a previously untouched market segment.
- Inefficient and costly circulation space is minimized while providing a more efficient and pleasing relationship of the interior to the different types of open space around the unit
- Security is enhanced by virtue of the cluster design. Small, peaceful outdoor spaces free from vehicular traffic are provided .
- It is felt that the demand for benefits provided by the cluster in-fill concept will come from the "family oriented" sector of the market.

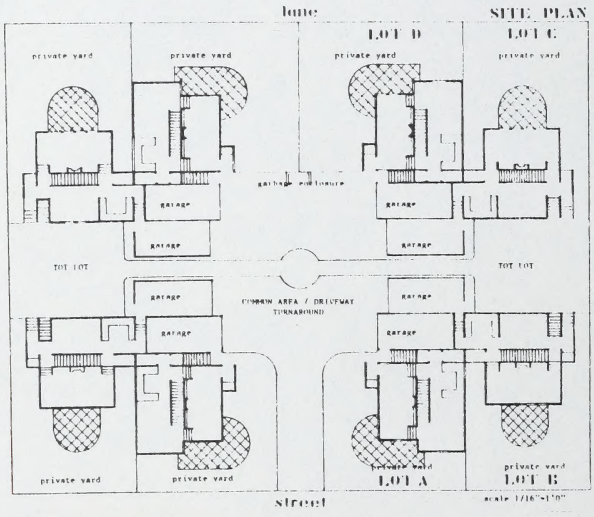

Figure 1. Cluster In-fill Concept